



High Bank View | Colton | LS15 9DG

£299,950

Three bedroom link - detached house | Council Tax Band D | EPC Rating B

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WAS £319,000 NOW £299,950 ***

*** EVER POPULAR LOCATION * EXTENDED LINK-DETACHED HOUSE WITH GARDEN ROOM/OFFICE ***

Having been extended to provide three DOUBLE bedrooms is this double fronted link-detached house situated in the ever popular Colton village. The property now offers an extra sitting room with bi-fold doors onto the garden, a re-modelled breakfast kitchen (completed 2021) with a utility room and guest WC. A home office/garden room serves the home worker and there are PVCu double-glazed windows and doors, gas central heating, SOLAR panels, security alarm and CCTV.

The accommodation briefly comprises; entrance porch, hall, living room, sitting room, fitted breakfast kitchen, utility room and guest WC to the ground floor. To the first floor are three double bedrooms - the master and second bedroom with fitted wardrobes and the house bathroom. Outside there is a double parking bay and garage to the front and to the rear a fully enclosed garden with a purpose built office and access to the garage.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York and Wakefield. There are good public transport links just a short walk away on the main A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

Ground Floor

Entrance Porch

Enter through a composite door (replaced 2023) to the entrance porch which has a vaulted ceiling with a skylight, utility meter storage cupboard, tiled floor and door opening to;-

Hall

Staircase rising to the first floor.

Living Room 4.78m x 3.45m (15'8" x 11'4")

A spacious living room laid with 'Kardean' flooring, coving to the ceiling, t.v point, double-glazed window to the front and sliding patio doors open to:

Sitting Room 2.59m x 2.95m (8'6" x 9'8")

A lovely place to sit and enjoy views of the garden with a central heating radiator, 'Kardean' flooring continuing from the living room and bi-fold doors (installed 2022) giving direct access to the rear garden.

Kitchen/Diner 4.78m x 3.53m (15'8" x 11'7")

Having been re-modelled in 2021, the kitchen offers an extensive range of wall and base units with matching breakfast bar with extra storage under, all having granite work surfaces and upstands over. Integrated cooking appliances include a 'Neff' eye-level 'hide & slide' double oven and a gas hob with an extractor hood over, there is space for a dishwasher and an American style fridge/freezer. An inset sink with an instant hot water tap sits in front of the double-glazed window over looking the front aspect. In addition there are 'kick boards' with feature lighting, spotlights to the ceiling and a tall radiator.

Utility Area 3.38m x 2.44m (11'1" x 8'6")

L-Shaped

With wall mounted 'Ideal' central heating boiler, space and plumbing for both a washer and dryer and a counter top over. A door opens to;-

Guest W.C

Fitted with a low flush WC and vanity hand wash basin with storage. Extractor fan and double-glazed window to the rear aspect.

First floor

Landing 2.47m x 0.83m (8'1" x 2'9")

Double-glazed window to the rear and coving to the ceiling.

Bedroom One 4.32m x 3.02m (14'2" x 9'11")

A double bedroom laid with wood grain effect laminate flooring and offering built-in wardrobes providing storage solutions and hanging rails. Central heating radiator, coving to the ceiling and a double-glazed window is placed to the side.

Bedroom Two 3.53m x 3.48m (11'7" x 11'5")

A second double bedroom offering built-in wardrobes to one side, a double-glazed window overlooks the front, wood grain effect laminate flooring, central heating radiator and coving to the ceiling.

Bedroom Three 3.48m x 3.05m (11'5" x 10'0")

A double bedroom laid with laminate flooring and having a bulk head storage cupboard. A double-glazed window to the front, central heating radiator and coving to the ceiling.

Bathroom

The bathroom is fitted with a three piece white suite which comprises; panelled bath with a mains fed thermostatic bar shower over, fixture bathroom furniture which incorporates a wash hand basin, storage and a WC with a concealed cistern. Full height tiling to all walls, double-glazed window to the rear, ladder style central heating radiator and a ceramic tiled floor.

Exterior

To the front, the property has the benefit of parking for two vehicles in front of the garage. The rear garden is a true delight and perfect for summer entertaining with an artificial lawn, gravelled pathways and seating areas. Fully enclosed with boundary fencing.

Office 2.36m x 2.79m (7'9" x 9'2")

Garden room, home office - you choose. With internet connection, power and light the current owners use the space to work from home but if not needed the space would make a lovely summer house or playroom.

Garage

Brick-built with a skylight window, an up-and-over door to the front, pedestrian door giving access to the rear garden and power and light.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn left at the traffic lights onto Station Road. Proceed along, and continue onto Halton Ring Road. At the roundabout, take the second turning onto Colton Lane. Take the first turning on the left onto High Bank Approach. Continue along taking the second left turn into High Bank View where the property can be found on the left hand side.

Agents note

The property benefits from solar panels which give the property an excellent energy rating. The panels were installed circa 2012 on a 25 year leased roof scheme with 'A Shade Greener'.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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